
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	37-57 N Street, NW	X	Agenda
Landmark/District:	Chapman Coal Company Stable and Garage		Consent Calendar
HPA Number:	13-255	X	Permit
Meeting Date:	March 28, 2013		Alteration
Staff Reviewer:	Steve Callcott, Kim Williams		New Construction
		X	Demolition

Property History and Description

The Chapman Coal Company Stable and Garage is significant in terms of the city's historic commercial development and as an important representation of the rise of the automobile on the city's built environment. The garage at 37-57 N Street, NW embodies the distinguishing features of an early commercial garage and is notably associated with the growth of the automobile in the District of Columbia. The building features large arched windows on the second floor which would have provided essential natural light into the repair shops; monitor skylights on the roof to allow light into the storage areas; open floor space on the interior to allow for the easy maneuverability and storage of cars; an elevator tower indicating an elevator that carried cars to the various levels of the building. The large garage doors which historically opened on N Street have been filled in, but those bays are clearly readable as such and could be readily returned. The Chapman Coal Company Stable and Garage meets D.C. Designation Criterion B for History and D.C. Designation Criteria D for Architecture and Urbanism.

Proposal

The applicant has submitted a raze application to demolish the property.

Evaluation

Demolition is not consistent with the purposes of the preservation act as it pertains to the treatment of landmarks, which are:

- (A) To retain and enhance historic landmarks in the District of Columbia and to encourage their adaptation for current use; and
- (B) To encourage the restoration of historic landmarks.

Recommendation

The HPO recommends that the Board find the proposed raze to be inconsistent with the purposes of the preservation act.